



**Oliver
Minton**
Sales & Lettings

**11 Barleymead Way,
Puckeridge**

Herts SG11 1FA

Asking Price £600,000

Built just 3 years ago by Cala Homes and benefitting from the remainder of the 10 year NHBC build warranty, Oliver Minton Village & Rural Homes are delighted to offer a rarely available detached bungalow, well appointed within this popular development on the southern fringes of Puckeridge. Features include uPVC double glazing, gas heating to radiators, single garage, driveway parking for cars, a flat rear garden and well presented accommodation comprising: hallway, living room with opening to fitted kitchen, 3 bedrooms, en-suite and family shower rooms.






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L-shaped HALLWAY

Laminate flooring. Radiator. Storage cupboard.

LIVING ROOM 6.49 x 4.49 (21'3" x 14'8")

Double glazed window and double glazed French doors to rear garden. Radiator. Door from hall. Opening to:

FITTED KITCHEN 4.17 x 2.94 (13'8" x 9'7")

Beautifully fitted with a matching range of hi-gloss wall and base units in white, 'Bosch' integrated dual oven & grill with induction hob and stainless steel extractor hood fitted, integrated dishwasher, integrated washing machine, integrated fridge/freezer. Work surfaces incorporating one and a half bowl under-mount stainless steel sink. 'Amtico Spacia' flooring. Double glazed window to rear. Inset ceiling lights.

BEDROOM ONE 4.34 x 3.34 (14'2" x 10'11")

Radiator. Dual aspect uPVC double glazed windows to front and side. Double doors to recessed wardrobe cupboards. Door to:




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LUXURY EN-SUITE SHOWER ROOM

Attractive white 'Roca' sanitaryware comprising WC and pedestal hand basin. Large shower cubicle. 'Amtico Spacia' vinyl flooring. Part tiled walls. Chrome heated towel rail.

BEDROOM TWO 3.80 x 3.06 (12'5" x 10'0")

Radiator. uPVC double glazed window to front.

BEDROOM THREE 4.33 x 3.05 (14'2" x 10'0")

Radiator. uPVC double-glazed window to side.

FAMILY SHOWER ROOM

Attractive white 'Roca' sanitaryware comprising WC and pedestal hand basin. Large shower cubicle. 'Amtico Spacia' vinyl flooring. Part tiled walls. Chrome heated towel rail. PVCu double glazed obscure window.

OUTSIDE

Flower and shrub beds to front and small area of lawn.

SINGLE GARAGE & DRIVEWAY

Brick paved driveway leading to garage with parking depth for 2 cars. Up and over door. Personal access door to rear garden.

REAR GARDEN

Landscaped, flat level rear garden with large paved patio area leading to lawn with flower and shrub beds. Side pedestrian access gate. Personal access door to garage.

AGENTS NOTE

Approximate £160 service charge due every six months.

All main services are connected.

Broadband speed and mobile phone signal availability can be checked at:
<https://checker.ofcom.org.uk/>

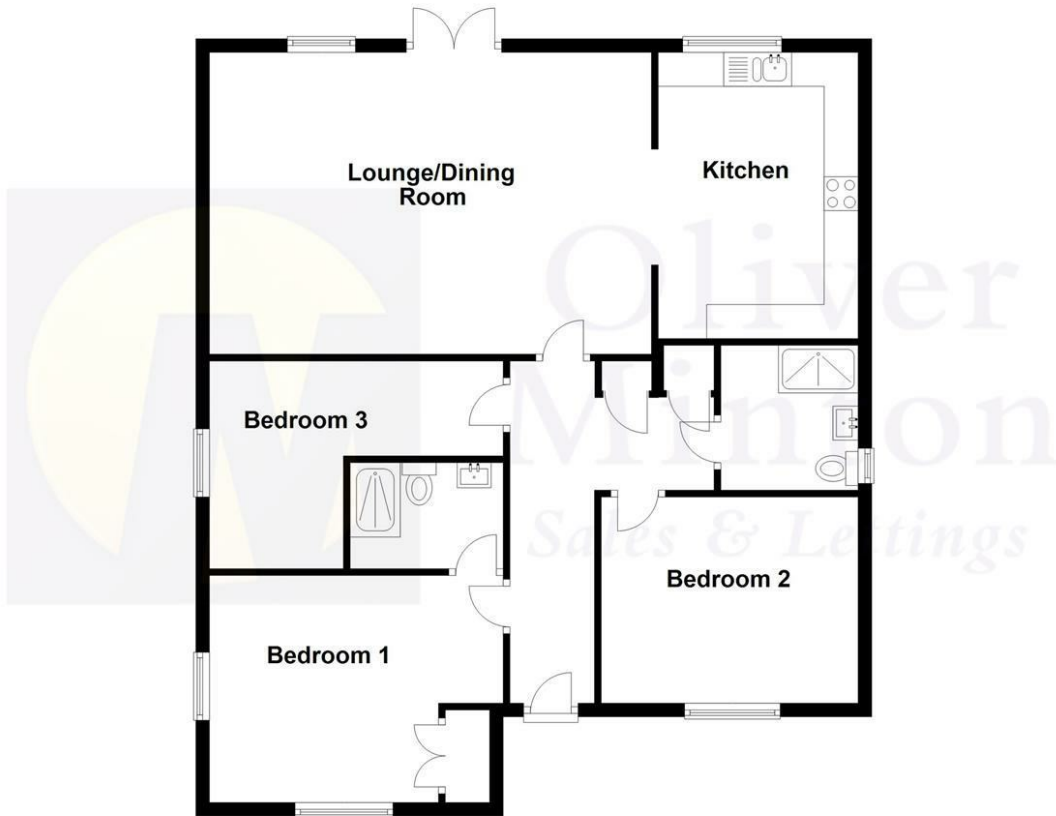


MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Ground Floor

Approx. 97.4 sq. metres (1048.7 sq. feet)



Total area: approx. 97.4 sq. metres (1048.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

Tenure: Freehold

Council Tax Band: E

Viewing Arrangements:

Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.